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MONTHLY UPDATE

A CLOSER LOOK AT FMERA’S HOMELESS HOUSING OBLIGATIONS

The 20-year Reuse and Redevelopment Plan for the former Fort Monmouth represents a mix of proposed land uses to help accelerate redevelopment and provide for the creation of a diverse range of jobs and housing types. This includes accommodations for the region’s homeless population, as required by the Base Realignment and Closure (BRAC) law.

FMERA’s homeless housing obligations include the reuse of two existing facilities (Buildings 270 and 501), an off-site cash contribution, construction of a new emergency shelter to replace the existing shelter on the property, and 40 units of permanent, supportive single-family housing to be built - 20 units in Eatontown and 20 in Tinton Falls.

A dedicated and restricted Homeless Accommodation Fund is being established to fund these activities, which requires a per acre contribution on property sold. This contribution will be deducted from the purchase price before the revenue split between the Army and FMERA.

It is currently estimated the homeless housing obligations may cost over \$10 million.

The Federal Base Closure Community Redevelopment and Homeless Assistance Act required that FMERA’s predecessor agency, the Fort Monmouth Economic Revitalization Planning Authority (FMERPA), prepare the Reuse Plan and include provisions to address homeless assistance.

In 2008, FMERPA submitted its required Homeless As-

sistance Submission to the U.S. Department of Housing and Urban Development. The submission included four Legally Binding Agreements (LBAs); LBAs are the legally enforceable documents to be entered into with the selected homeless assistance providers that will offer assistance in accordance with the BRAC law.

The four LBAs, which are not yet executed, include:

Organization	Accommodation Estimate
180 Turning Lives Around	\$4.5 million
Family Promise	Building 501; direct conveyance
Monmouth County	Newly constructed emergency shelter
Affordable Housing Alliance and Cooperating Providers	Building 270; direct conveyance for use as an assisted living single room occupancy facility
	40 units permanent supportive single family housing

PUBLIC COMMENTS ON LAND USE REGULATIONS DUE BY APRIL 30

As the entity charged with advancing the Reuse and Redevelopment Plan, FMERA must adopt land use regulations and development and design guidelines in connection with the implementation and furtherance of the plan. At its January meeting, the FMERA Board gave final approval to the “Fort Monmouth Land Use Regulations and Development and Design Guidelines,” drafted by FMERA’s planning consultant, Phillips Preiss Grygiel (PPG).

Prior to going to the Board for final approval, these regulations and guidelines are available for public comment. The deadline for public comment is April 30, 2013. Public comments should be submitted to Bruce Steadman, Executive Director, Fort Monmouth Economic Revitalization Authority, and mailed to P.O. Box 267, Oceanport, NJ 07757 .

BOARD ACTS TO ADVANCE RFOTP FOR CHARLES WOOD RESEARCH FACILITY

Continuing its efforts to bring prosperity and jobs back to the Fort Monmouth region, the FMERA Board voted to advance the sale of Building 2705 (pictured below) in the Charles Wood Area at its March Board meeting.

FMERA will now be able to issue a Request For Offers To Purchase (RFOTP) for the building, which is a 47,600-square-foot former research facility located on Pearl Harbor Road in the Tinton Falls Reuse Area. Constructed in 1971, the building was last used for night vision research and systems engineering. There are two ancillary buildings associated with the facility, including a 2,000-square-foot storage building and a 2,800-square-foot testing facility.

The Reuse and Redevelopment Plan envisions that the main building will be retained in connection with an office/high technology industry node in the Tinton Falls Reuse Area. The property is located within Parcel F, which is a Phase I property, per FMERA's Economic Development Conveyance Agreement with the Army. In accordance with its sales rules, the Board must approve the sale of property through the RFOTP process, following the recommendation of FMERA's executive director.

The recommendation and decision to advance the sale through the RFOTP process was based on several factors, including the property's potential to generate a significant number of high-wage jobs in a high-growth sector of the economy. As the building is projected for research and development or data center use, it also is a key component of the envisioned office and high technology campus. Further, FMERA and its master broker have shown the property to several interested parties and believe the issuance of an RFOTP at this time could facilitate the attraction or retention of one or more information and communications technology companies.



WHAT IS AN RFOTP?

In accordance with FMERA's approved sales rules, the "offer to purchase process" (Requests For Offers To Purchase) means an invitation to submit an offer to purchase a particular parcel that has been advertised as being available for sale through the offer to purchase process with the offer period remaining open until the date specified in the advertisement.

Before advertising a particular parcel of real property and accompanying personal property as being available for sale through the offer to purchase process, the Board must review and approve a recommendation of FMERA to offer the property for sale through the offer to purchase process.

Once offers are received and reviewed, FMERA will recommend to the Board offers to purchase that will provide purchase agreements which are in the best interests of the redevelopment plans for Fort Monmouth, considering price and other factors.

This is different than a request for proposal (RFP), which is a solicitation made, often through a bidding process, by an agency or company interested in the procurement of a commodity, service or valuable asset, to potential suppliers to submit business proposals.

FMERA's Monthly Newsletter is available online at www.fortmonmouthredevelopment.com following each Board meeting. To be added to the email distribution list, please send a request, with contact information, to Rachel Hartman at rhartman@njeda.com.

***FMERA's Mission:
To create an atmosphere in which employers will employ and investors will invest, to maximize the jobs created and the value of the property.***

Note: FMERA Board action is subject to a ten (10) day veto period by the Governor.